

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF PUBLIC AND PRIVATE FACILITIES AT 1301 S. OCEAN DRIVE BETWEEN THE CITY OF HOLLYWOOD AND PRH 1301 S. OCEAN DRIVE, LLC.

WHEREAS, on May 5, 2022, the City of Hollywood (the “City”) and PRH 1301 S Ocean Drive, LLC (the “Developer”) entered into a Comprehensive Development Agreement (“Original Agreement”) for the redevelopment of the City’s real property located at 1301 South Ocean Drive (the “Property”); and

WHEREAS, the City and the Developer desire to enter into the First Amendment to the Original Agreement to include the ability to develop an additional eighty-four (84) affordable Hero Housing (as defined in the First Amendment) rental units as part of the Private Facilities; and

WHEREAS, Section 255.065, Florida Statutes, authorizes public-private partnerships for the development of qualifying projects that serve a valid public purpose, including projects that enhance public infrastructure, promote economic development, and provide essential public services; and

WHEREAS, the City Commission further finds that the approvals contemplated by the First Amendment are not intended to and shall not establish a generally applicable zoning standard, precedent, comparator, benchmark, or entitlement for any other property or application, including any application under Section 166.04151, Florida Statutes (the Live Local Act), any successor legislation, or any other state preemption statute affecting local land use authority; and

WHEREAS, the provision of workforce and affordable housing has been expressly recognized by the State of Florida as a critical public necessity that directly supports economic stability, workforce retention, and the ability of essential service providers, including police officers, firefighters, teachers, healthcare workers, and municipal employees, to reside within the communities they serve; and

WHEREAS, the inclusion of affordable Hero Housing rental units within the Project constitutes a substantial public benefit by increasing the supply of attainable housing, mitigating regional housing shortages, and advancing the public health, safety, and welfare of the residents of the City; and

WHEREAS, the integration of affordable housing into a mixed-use public-private development leverages private investment to deliver a public objective, thereby reducing the financial burden on taxpayers and accelerating the delivery of essential housing infrastructure that would otherwise require a direct public expenditure; and

WHEREAS, the City Commission finds that the inclusion of the affordable Hero Housing rental units as part of the Project is consistent with and furthers the purposes of Section 255.065, Florida Statutes, by providing a demonstrable public benefit and serving a recognized public purpose; and

WHEREAS, the Original Agreement authorizes rental units and it also authorizes a density of up to 300 dwelling units, with the residential component initially set at 190 dwelling units; and

WHEREAS, the First Amendment increases the total number of residential units to 210 dwelling units, consisting of 126 market-rate units and 84 affordable Hero Housing units; and

WHEREAS, the Hero Housing rental units shall be restricted to households earning no more than 120% of the Area Median Income (AMI), in accordance with HUD guidelines for Broward County, as more particularly set forth in the First Amendment; and

WHEREAS, the Hero Housing rental units shall prioritize occupancy by essential workforce populations, including City of Hollywood police officers, firefighters, and municipal employees, as well as local healthcare workers and educators, thereby directly supporting the City's ability to maintain and retain critical public service personnel; and

WHEREAS, the First Amendment expressly contemplates that if authorized by law, the Project may be developed in accordance with Section 166.04151, Florida Statutes, thereby advancing the purposes of Section 255.065, Florida Statutes, by delivering essential housing infrastructure in a cost-effective manner while maximizing the value of publicly owned property; and

WHEREAS, the First Amendment confirms that, notwithstanding any law to the contrary, the market-rate units within the Project shall not be exempt from the payment of City ad valorem taxes and assessments; and

WHEREAS, the Property is designated and zoned for Government Use, a discretionary zoning district under the City's zoning and land development regulations in which development standards — including height, setbacks, intensity, and massing — are established through site-specific City Commission approval rather than by generally applicable, by-right standards; and

WHEREAS, the City Commission finds that the residential development, additional building height, and dimensional flexibility approved through the First Amendment, are negotiated entitlements granted in consideration of the Public Facilities and other public benefits provided under the approved public-private partnership, and are unique to the Government Use framework and to this Project; and

WHEREAS, the City Commission further finds that the approvals contemplated by the First Amendment are not intended to and shall not establish a generally applicable zoning standard, precedent, comparator, benchmark, or entitlement for any other property or application, including any application under Section 166.04151, Florida Statutes (the Live Local Act), any successor legislation, or any other state preemption statute affecting local land use authority; and

WHEREAS, the City Commission finds that the Project, as amended, promotes economic stability, and enhances the public health, safety, and welfare of the residents of the City of Hollywood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the execution, by the appropriate City officials, of the First Amendment to the Comprehensive Development Agreement for the Development of Public and Private Facilities at 1301 S. Ocean Drive between the City of Hollywood and PRH 1301 S Ocean Drive, LLC.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

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PASSED AND ADOPTED this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY